

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		RUSSELL PL, ARLINGTON

OWNERSHIP

Owner 1:	ZHANG XUELIANG	Prim
Owner 2:	CHEN SHANSHAN	Prim
Owner 3:		Prim
Street 1:	44 RUSSELL PL	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
		Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	JORDAN MELINDA L -		
Owner 2:	-		
Street 1:	44 RUSSELL PL		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1226 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Condominium

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

624,200

624,200

624,200

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	624,200			624,200		250369
							GIS Ref
							GIS Ref
Total Card	0.000	624,200			624,200		Entered Lot Size
Total Parcel	0.000	624,200			624,200	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		509.14	/Parcel: 509.14	Land Unit Type:	09/27/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	102	FV	624,200	0	.		624,200		Year end	12/23/2021	PRINT		
2021	102	FV	613,700	0	.		613,700		Year End Roll	12/10/2020		Date	Time
2020	102	FV	603,100	0	.		603,100	603,100	Year End Roll	12/18/2019		12/30/21	19:37:41
2019	102	FV	568,900	0	.		568,900	568,900	Year End Roll	1/3/2019	LAST REV		
2018	102	FV	519,300	0	.		519,300	519,300	Year End Roll	12/20/2017		Date	Time
2017	102	FV	467,500	0	.		467,500	467,500	Year End Roll	1/3/2017		07/25/18	15:35:33
2016	102	FV	467,500	0	.		467,500	467,500	Year End	1/4/2016			
2015	102	FV	448,900	0	.		448,900	448,900	Year End Roll	12/11/2014		mmcmakin	

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	34812
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 2003	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	2.559999943
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	s: 4		BR	s: 1		Bath	s: 2		HB	1

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		50 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.8 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.8 %

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.98939645
Const Adj.:	1.04469740
Adj \$ / SQ:	258.405
Other Features:	56929
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655716
Depreciation:	31474
Depreciated Total:	624241

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	RMS	BRS	FL
1	4	1	
Totals			
1	4	1	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,226	258.400	316,800
Net Sketched Area:		1,226	Total:	316,800
Size Ad	1226	Gross Area	1226	FinArea

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
5						
4						
6						

IMAGE

AssessPro Patriot Properties, Inc

